

Work Session

Agenda Item #	8
Meeting Date	26 February 2006
Prepared By	Ilona Blanchard, Senior Planner
Approved By	Barbara B. Matthews City Manager

Discussion Item	Discussion of Proposal for Planning Charrette at Ethan Allen Gateway
Background	<p>The marketing of the New Hampshire Avenue Corridor for redevelopment purposes is included in the Council's goals for calendar years 2006 and 2007. Working towards this goal, the Housing and Community Development Department proposes the undertaking of a charrette for the redevelopment of the Ethan Allen Gateway located at the intersection of New Hampshire Avenue and Ethan Allen. The gateway</p> <ul style="list-style-type: none"> - the second largest of the four commercial areas along the New Hampshire Corridor - was selected for this project as a large parcel is available for sale. <p>The largest commercial area, Langley Park, already has \$300,000 budgeted by M-NCPPC for a Sector Plan beginning in FY08. This Sector Plan is in preparation for the future purple line transit stop in the crossroads. The Sector Plan will include a charrette/workshop process that addresses future build out of the area.</p> <p>Of the four corners of the intersection which make up the Ethan Allen gateway, three are located in Takoma Park. Two larger properties are of considerable size; one is nearly 13,000 square feet and the other is 165,000 square feet. In addition, there are two smaller, underdeveloped properties along East -West Highway. In the Prince George's County quadrant there are two large parcels, one of which is underdeveloped. With the exception of several small parcels along East-West Highway, existing development at this gateway is not pedestrian oriented. Many properties have ongoing code enforcement issues. The existing commercial area is believed to underserve the adjacent City neighborhoods. This is due, in part, to the poor pedestrian oriented infrastructure and unsightly appearance of the area.</p> <p>To facilitate the redevelopment of this area, Housing and Community Development staff propose a series of workshops or a charrette to develop a clear vision for the area and establishing a building envelope, street networks, pedestrian orientation, retail opportunities, and streetscape improvements for the intersection. The proposed charrette would allow for the community to reach consensus and clearly define the development potential of the intersection. The illustrated vision document and plans developed during the charrette process would be used to attract potential developers and public investment for the area in the upcoming fiscal year.</p> <p>If the Council concurs, staff would begin solicitation of proposals from qualified planning consultants for the development and implementation of the proposed charrette.</p>
Policy	<p><u>Council Priority - New Hampshire Avenue Corridor</u></p> <ul style="list-style-type: none"> • Conduct workshops for property and business owners and adjoining residential neighborhoods.

	<ul style="list-style-type: none"> Market identified redevelopment opportunities to targeted developers. <p><u>Takoma Park Master Plan 2000</u></p> <ul style="list-style-type: none"> Prepare a concept study to address streetscape, lighting, intersection and pedestrian crossing improvements, curb cut locations, circulation, sidewalk continuity, pedestrian and bikeway access to nearby neighborhoods, and area business revitalization.
Fiscal Impact	<p>Estimated cost: \$90,000 to \$125,000</p> <p>There is currently funding in the Housing and Community Development budget (#5400 - 6040) to offset the costs of securing development assistance for projects such as that proposed. Of the \$100,000 originally budgeted for projects such as that proposed, roughly \$90,000 remains available. The Department is investigating the availability of additional funding sources in the event the cost of the proposed project exceeds this amount and is exploring the feasibility of piggybacking onto an existing contract for services executed by another jurisdiction in the region.</p>
Attachments	None
Recommendation	Review proposal and provide direction to staff
Special Consideration	The largest commercial area, Langley Park, already has \$300,000 budgeted by M-NCPPC for a Sector Plan beginning in FY08. This Sector Plan is in preparation for the future purple line transit stop in the crossroads. The Sector Plan will include a charrette/workshop process that addresses future build out of the area.